

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 002 TOWN OF BALDWIN

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	164,400	170,000	96.71	96.71	96.71	0.00	100.0	1.00
	TOTAL	1	164,400	170,000	96.71	96.71	96.71	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	1	21,900	25,000	87.60	87.60	87.60	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	21,900	25,000	87.60	87.60	87.60	0.00	100.0	1.00
TOTAL	VACANT	1	21,900	25,000	87.60	87.60	87.60	0.00	100.0	1.00
	IMPROVED	1	164,400	170,000	96.71	96.71	96.71	0.00	100.0	1.00
	TOTAL	2	186,300	195,000	95.54	92.16	92.16	4.94	100.0	0.96

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT **004** **TOWN OF CADY**

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 006 TOWN OF CYLON
 COUNTY 55 ST CROIX
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	433,500	321,400	134.88	152.55	132.86	32.09	33.3	1.13
	TOTAL	3	433,500	321,400	134.88	152.55	132.86	32.09	33.3	1.13
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	433,500	321,400	134.88	152.55	132.86	32.09	33.3	1.13
	TOTAL	3	433,500	321,400	134.88	152.55	132.86	32.09	33.3	1.13

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3

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TAXATION DISTRICT 008 TOWN OF EAU GALLE
 COUNTY 55 ST CROIX
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	91,300	36,400	250.82	264.52	265.65	17.20	33.3	1.05
	IMPROVED	1	247,300	200,000	123.65	123.65	123.65	0.00	100.0	1.00
	TOTAL	4	338,600	236,400	143.23	229.31	230.54	30.26	0.0	1.60
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	691,100	433,600	159.39	159.39	159.39	0.00	100.0	1.00
	TOTAL	1	691,100	433,600	159.39	159.39	159.39	0.00	100.0	1.00
TOTAL	VACANT	3	91,300	36,400	250.82	264.52	265.65	17.20	33.3	1.05
	IMPROVED	2	938,400	633,600	148.11	141.52	141.52	12.63	100.0	0.96
	TOTAL	5	1,029,700	670,000	153.69	215.32	195.42	32.25	20.0	1.40

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	1	20.0	1	20.0	.5	10.0	.5	10.0	0	0.0	1	20.0	1	20.0

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TAXATION DISTRICT 010 TOWN OF EMERALD

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	226,200	179,000	126.37	171.23	171.23	33.74	0.0	1.36
	TOTAL	2	226,200	179,000	126.37	171.23	171.23	33.74	0.0	1.36
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	226,200	179,000	126.37	171.23	171.23	33.74	0.0	1.36
	TOTAL	2	226,200	179,000	126.37	171.23	171.23	33.74	0.0	1.36

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 012 TOWN OF ERIN PRAIRIE

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	57,200	49,000	116.73	110.81	110.81	52.41	0.0	0.95
	IMPROVED	3	513,000	433,000	118.48	120.70	115.55	4.64	100.0	1.02
	TOTAL	5	570,200	482,000	118.30	116.75	115.55	22.89	60.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	57,200	49,000	116.73	110.81	110.81	52.41	0.0	0.95
	IMPROVED	3	513,000	433,000	118.48	120.70	115.55	4.64	100.0	1.02
	TOTAL	5	570,200	482,000	118.30	116.75	115.55	22.89	60.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	1	20.0	0	0.0	0	0.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	1	20.0	0	0.0	0	0.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 014 TOWN OF FOREST
COUNTY 55 ST CROIX
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	204,100	179,000	114.02	115.14	115.14	4.95	100.0	1.01
	TOTAL	2	204,100	179,000	114.02	115.14	115.14	4.95	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	204,100	179,000	114.02	115.14	115.14	4.95	100.0	1.01
	TOTAL	2	204,100	179,000	114.02	115.14	115.14	4.95	100.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 016 TOWN OF GLENWOOD
 COUNTY 55 ST CROIX
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	5,100	6,250	81.60	81.60	81.60	0.00	100.0	1.00
	IMPROVED	1	83,200	50,000	166.40	166.40	166.40	0.00	100.0	1.00
	TOTAL	2	88,300	56,250	156.98	124.00	124.00	34.19	0.0	0.79
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	5,100	6,250	81.60	81.60	81.60	0.00	100.0	1.00
	IMPROVED	1	83,200	50,000	166.40	166.40	166.40	0.00	100.0	1.00
	TOTAL	2	88,300	56,250	156.98	124.00	124.00	34.19	0.0	0.79

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 018 TOWN OF HAMMOND

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	67,400	24,500	275.10	275.10	275.10	0.00	100.0	1.00
	IMPROVED	20	4,963,300	3,839,850	129.26	133.47	131.45	11.07	75.0	1.03
	TOTAL	21	5,030,700	3,864,350	130.18	140.21	131.52	15.73	71.4	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	67,400	24,500	275.10	275.10	275.10	0.00	100.0	1.00
	IMPROVED	20	4,963,300	3,839,850	129.26	133.47	131.45	11.07	75.0	1.03
	TOTAL	21	5,030,700	3,864,350	130.18	140.21	131.52	15.73	71.4	1.08

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	20	0	0.0	0	0.0	2	10.0	8	40.0	7	35.0	1	5.0	1	5.0	1	5.0
	TOTAL	21	0	0.0	0	0.0	2	9.5	8.5	40.5	6.5	31.0	1	4.8	1	4.8	2	9.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	20	0	0.0	0	0.0	2	10.0	8	40.0	7	35.0	1	5.0	1	5.0	1	5.0
	TOTAL	21	0	0.0	0	0.0	2	9.5	8.5	40.5	6.5	31.0	1	4.8	1	4.8	2	9.5

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**WISCONSIN DEPARTMENT OF REVENUE
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TAXATION DISTRICT 020 TOWN OF HUDSON

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	25	2,376,500	1,255,400	189.30	209.80	186.00	31.59	40.0	1.11
	IMPROVED	59	17,389,500	15,446,890	112.58	115.39	111.14	11.11	71.2	1.03
	TOTAL	84	19,766,000	16,702,290	118.34	143.49	116.34	32.34	56.0	1.21
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	25	2,376,500	1,255,400	189.30	209.80	186.00	31.59	40.0	1.11
	IMPROVED	59	17,389,500	15,446,890	112.58	115.39	111.14	11.11	71.2	1.03
	TOTAL	84	19,766,000	16,702,290	118.34	143.49	116.34	32.34	56.0	1.21

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	25	0	0.0	4	16.0	1	4.0	7.5	30.0	2.5	10.0	1	4.0	3	12.0	6	24.0
	IMPROVED	59	0	0.0	0	0.0	5	8.5	24.5	41.5	17.5	29.7	8	13.6	3	5.1	1	1.7
	TOTAL	84	0	0.0	0	0.0	8	9.5	34	40.5	13	15.5	4	4.8	6	7.1	19	22.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	25	0	0.0	4	16.0	1	4.0	7.5	30.0	2.5	10.0	1	4.0	3	12.0	6	24.0
	IMPROVED	59	0	0.0	0	0.0	5	8.5	24.5	41.5	17.5	29.7	8	13.6	3	5.1	1	1.7
	TOTAL	84	0	0.0	0	0.0	8	9.5	34	40.5	13	15.5	4	4.8	6	7.1	19	22.6

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 022 TOWN OF KINNICKINNIC

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	3,139,200	2,921,240	107.46	118.42	122.14	15.29	40.0	1.10
	TOTAL	10	3,139,200	2,921,240	107.46	118.42	122.14	15.29	40.0	1.10
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	3,139,200	2,921,240	107.46	118.42	122.14	15.29	40.0	1.10
	TOTAL	10	3,139,200	2,921,240	107.46	118.42	122.14	15.29	40.0	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	1	10.0	0	0.0	2	20.0	2	20.0	2	20.0	3	30.0	0	0.0	0	0.0
	TOTAL	10	1	10.0	0	0.0	2	20.0	2	20.0	2	20.0	3	30.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	1	10.0	0	0.0	2	20.0	2	20.0	2	20.0	3	30.0	0	0.0	0	0.0
	TOTAL	10	1	10.0	0	0.0	2	20.0	2	20.0	2	20.0	3	30.0	0	0.0	0	0.0

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TAXATION DISTRICT 024 TOWN OF PLEASANT VALLEY

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	80,500	94,500	85.19	97.63	97.63	19.91	0.0	1.15
	IMPROVED	1	260,900	250,000	104.36	104.36	104.36	0.00	100.0	1.00
	TOTAL	3	341,400	344,500	99.10	99.87	104.36	12.42	66.7	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	80,500	94,500	85.19	97.63	97.63	19.91	0.0	1.15
	IMPROVED	1	260,900	250,000	104.36	104.36	104.36	0.00	100.0	1.00
	TOTAL	3	341,400	344,500	99.10	99.87	104.36	12.42	66.7	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 026 TOWN OF RICHMOND
 COUNTY 55 ST CROIX
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	106,300	73,500	144.63	146.62	151.67	5.99	80.0	1.01
	IMPROVED	26	5,197,300	4,971,800	104.54	105.70	101.96	10.30	69.2	1.01
	TOTAL	31	5,303,600	5,045,300	105.12	112.30	103.54	15.36	64.5	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	5	106,300	73,500	144.63	146.62	151.67	5.99	80.0	1.01
	IMPROVED	26	5,197,300	4,971,800	104.54	105.70	101.96	10.30	69.2	1.01
	TOTAL	31	5,303,600	5,045,300	105.12	112.30	103.54	15.36	64.5	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5		0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0
	IMPROVED	26		0	0.0	0	0.0	1	3.9	12	46.2	6	23.1	7	26.9	0	0.0
	TOTAL	31		0	0.0	0	0.0	2	6.5	13.5	43.6	6.5	21.0	5	16.1	4	12.9
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	5		0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0
	IMPROVED	26		0	0.0	0	0.0	1	3.9	12	46.2	6	23.1	7	26.9	0	0.0
	TOTAL	31		0	0.0	0	0.0	2	6.5	13.5	43.6	6.5	21.0	5	16.1	4	12.9

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TAXATION DISTRICT 028 TOWN OF RUSH RIVER

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	237,000	233,000	101.72	101.72	101.72	0.00	100.0	1.00
	TOTAL	1	237,000	233,000	101.72	101.72	101.72	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	237,000	233,000	101.72	101.72	101.72	0.00	100.0	1.00
	TOTAL	1	237,000	233,000	101.72	101.72	101.72	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 030 TOWN OF SAINT JOSEPH

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	220,100	216,900	101.48	108.41	87.90	54.77	50.0	1.07
	IMPROVED	21	5,803,700	5,192,000	111.78	116.64	113.76	15.74	76.2	1.04
	TOTAL	25	6,023,800	5,408,900	111.37	115.32	113.61	21.32	64.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	11	1,042,300	1,063,295	98.03	100.85	100.00	9.63	90.9	1.03
	TOTAL	11	1,042,300	1,063,295	98.03	100.85	100.00	9.63	90.9	1.03
TOTAL	VACANT	4	220,100	216,900	101.48	108.41	87.90	54.77	50.0	1.07
	IMPROVED	32	6,846,000	6,255,295	109.44	111.22	108.82	15.23	62.5	1.02
	TOTAL	36	7,066,100	6,472,195	109.18	110.90	108.82	19.14	58.3	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	IMPROVED	21	1	4.8	0	0.0	1	4.8	8.5	40.5	7.5	35.7	1	4.8	0	0.0	2	9.5
	TOTAL	25	2	8.0	0	0.0	3	12.0	7.5	30.0	8.5	34.0	1	4.0	0	0.0	3	12.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	0	0.0	0	0.0	5.5	50.0	4.5	40.9	1	9.1	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	0	0.0	5.5	50.0	4.5	40.9	1	9.1	0	0.0	0	0.0
TOTAL	VACANT	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	IMPROVED	32	1	3.1	0	0.0	5	15.6	10	31.2	10	31.3	4	12.5	0	0.0	2	6.3
	TOTAL	36	2	5.6	0	0.0	6	16.7	10	27.8	11	30.6	4	11.1	0	0.0	3	8.3

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TAXATION DISTRICT 032 TOWN OF SOMERSET

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	272,000	190,000	143.16	164.94	177.46	25.93	50.0	1.15
	IMPROVED	19	4,388,000	3,672,800	119.47	120.70	124.35	12.68	63.2	1.01
	TOTAL	25	4,660,000	3,862,800	120.64	131.31	124.71	21.17	44.0	1.09
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	6	272,000	190,000	143.16	164.94	177.46	25.93	50.0	1.15
	IMPROVED	19	4,388,000	3,672,800	119.47	120.70	124.35	12.68	63.2	1.01
	TOTAL	25	4,660,000	3,862,800	120.64	131.31	124.71	21.17	44.0	1.09

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6	2	33.3	0	0.0	0	0.0	1	16.7	2	33.3	0	0.0	1	16.7	0	0.0
	IMPROVED	19	0	0.0	1	5.3	3	15.8	5.5	29.0	6.5	34.2	3	15.8	0	0.0	0	0.0
	TOTAL	25	0	0.0	1	4.0	6	24.0	5.5	22.0	5.5	22.0	3	12.0	1	4.0	3	12.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	6	2	33.3	0	0.0	0	0.0	1	16.7	2	33.3	0	0.0	1	16.7	0	0.0
	IMPROVED	19	0	0.0	1	5.3	3	15.8	5.5	29.0	6.5	34.2	3	15.8	0	0.0	0	0.0
	TOTAL	25	0	0.0	1	4.0	6	24.0	5.5	22.0	5.5	22.0	3	12.0	1	4.0	3	12.0

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TAXATION DISTRICT 034 TOWN OF SPRINGFIELD

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	194,300	185,600	104.69	100.40	100.40	13.78	100.0	0.96
	TOTAL	2	194,300	185,600	104.69	100.40	100.40	13.78	100.0	0.96
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	194,300	185,600	104.69	100.40	100.40	13.78	100.0	0.96
	TOTAL	2	194,300	185,600	104.69	100.40	100.40	13.78	100.0	0.96

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 036 TOWN OF STANTON

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	590,800	535,199	110.39	150.12	118.73	49.85	33.3	1.36
	TOTAL	3	590,800	535,199	110.39	150.12	118.73	49.85	33.3	1.36
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	49,100	40,000	122.75	122.75	122.75	0.00	100.0	1.00
	TOTAL	1	49,100	40,000	122.75	122.75	122.75	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	639,900	575,199	111.25	143.28	120.74	37.60	50.0	1.29
	TOTAL	4	639,900	575,199	111.25	143.28	120.74	37.60	50.0	1.29

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0

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TAXATION DISTRICT 038 TOWN OF STAR PRAIRIE

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	61,400	45,000	136.44	144.67	144.67	17.05	0.0	1.06
	IMPROVED	17	2,954,500	2,779,329	106.30	114.90	107.46	15.37	76.5	1.08
	TOTAL	19	3,015,900	2,824,329	106.78	118.03	108.12	17.26	73.7	1.11
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	61,400	45,000	136.44	144.67	144.67	17.05	0.0	1.06
	IMPROVED	17	2,954,500	2,779,329	106.30	114.90	107.46	15.37	76.5	1.08
	TOTAL	19	3,015,900	2,824,329	106.78	118.03	108.12	17.26	73.7	1.11

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	0	0.0	2	11.8	6.5	38.2	6.5	38.2	0	0.0	1	5.9	1	5.9
	TOTAL	19	0	0.0	0	0.0	2	10.5	7.5	39.5	6.5	34.2	0	0.0	1	5.3	2	10.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	0	0.0	2	11.8	6.5	38.2	6.5	38.2	0	0.0	1	5.9	1	5.9
	TOTAL	19	0	0.0	0	0.0	2	10.5	7.5	39.5	6.5	34.2	0	0.0	1	5.3	2	10.5

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 040 TOWN OF TROY
 COUNTY 55 ST CROIX
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	8	590,800	461,900	127.91	136.20	138.25	21.00	37.5	1.06
	IMPROVED	34	14,945,700	13,186,000	113.35	113.50	111.03	9.21	82.4	1.00
	TOTAL	42	15,536,500	13,647,900	113.84	117.83	113.15	13.49	69.1	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	540,600	350,000	154.46	154.46	154.46	0.00	100.0	1.00
	TOTAL	1	540,600	350,000	154.46	154.46	154.46	0.00	100.0	1.00
TOTAL	VACANT	8	590,800	461,900	127.91	136.20	138.25	21.00	37.5	1.06
	IMPROVED	35	15,486,300	13,536,000	114.41	114.67	111.33	10.03	80.0	1.00
	TOTAL	43	16,077,100	13,997,900	114.85	118.68	114.24	13.87	69.8	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	8	1	12.5	0	0.0	2	25.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0
	IMPROVED	34	0	0.0	0	0.0	0	0.0	17	50.0	11	32.4	6	17.7	0	0.0	0	0.0
	TOTAL	42	0	0.0	1	2.4	1	2.4	19	45.2	10	23.8	8	19.1	1	2.4	2	4.8
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	8	1	12.5	0	0.0	2	25.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0
	IMPROVED	35	0	0.0	0	0.0	0	0.0	17.5	50.0	10.5	30.0	6	17.1	1	2.9	0	0.0
	TOTAL	43	0	0.0	1	2.3	1	2.3	19.5	45.3	10.5	24.4	7	16.3	2	4.7	2	4.7

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 042 TOWN OF WARREN

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	126,600	108,000	117.22	124.21	130.00	12.86	66.7	1.06
	IMPROVED	9	2,105,300	2,228,900	94.45	97.92	94.39	12.83	55.6	1.04
	TOTAL	12	2,231,900	2,336,900	95.51	104.50	96.96	16.74	58.3	1.09
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	126,600	108,000	117.22	124.21	130.00	12.86	66.7	1.06
	IMPROVED	9	2,105,300	2,228,900	94.45	97.92	94.39	12.83	55.6	1.04
	TOTAL	12	2,231,900	2,336,900	95.51	104.50	96.96	16.74	58.3	1.09

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	1	11.1	0	0.0	3.5	38.9	1.5	16.7	3	33.3	0	0.0	0	0.0
	TOTAL	12	0	0.0	1	8.3	0	0.0	5	41.7	2	16.7	2	16.7	1	8.3	1	8.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	1	11.1	0	0.0	3.5	38.9	1.5	16.7	3	33.3	0	0.0	0	0.0
	TOTAL	12	0	0.0	1	8.3	0	0.0	5	41.7	2	16.7	2	16.7	1	8.3	1	8.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 106 VILLAGE OF BALDWIN
COUNTY 55 ST CROIX
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	40,000	10,000	400.00	400.00	400.00	0.00	100.0	1.00
	IMPROVED	21	2,836,600	2,592,400	109.42	110.42	108.53	13.14	61.9	1.01
	TOTAL	22	2,876,600	2,602,400	110.54	123.58	109.16	24.61	54.6	1.12
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	552,800	435,000	127.08	112.70	112.70	17.63	0.0	0.89
	TOTAL	2	552,800	435,000	127.08	112.70	112.70	17.63	0.0	0.89
TOTAL	VACANT	1	40,000	10,000	400.00	400.00	400.00	0.00	100.0	1.00
	IMPROVED	23	3,389,400	3,027,400	111.96	110.62	108.53	13.59	60.9	0.99
	TOTAL	24	3,429,400	3,037,400	112.91	122.68	109.16	24.07	54.2	1.09

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	21	0	0.0	0	0.0	3	14.3	7.5	35.7	5.5	26.2	4	19.1	1	4.8	0	0.0
	TOTAL	22	0	0.0	0	0.0	4	18.2	7	31.8	5	22.7	5	22.7	0	0.0	1	4.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	0	0.0	3	13.0	8.5	37.0	5.5	23.9	5	21.7	1	4.4	0	0.0
	TOTAL	24	0	0.0	0	0.0	4	16.7	8	33.3	5	20.8	6	25.0	0	0.0	1	4.2

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 116 VILLAGE OF DEER PARK
COUNTY 55 ST CROIX
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	58,800	53,500	109.91	109.91	109.91	0.00	100.0	1.00
	TOTAL	1	58,800	53,500	109.91	109.91	109.91	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	58,800	53,500	109.91	109.91	109.91	0.00	100.0	1.00
	TOTAL	1	58,800	53,500	109.91	109.91	109.91	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT	136	VILLAGE OF HAMMOND
COUNTY	55	ST CROIX
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 161 VILLAGE OF NORTH HUDSON
 COUNTY 55 ST CROIX
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	33	7,907,800	6,761,990	116.94	121.39	117.25	11.02	69.7	1.04
	TOTAL	33	7,907,800	6,761,990	116.94	121.39	117.25	11.02	69.7	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	579,000	490,000	118.16	118.16	118.16	0.00	100.0	1.00
	TOTAL	1	579,000	490,000	118.16	118.16	118.16	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	34	8,486,800	7,251,990	117.03	121.30	117.71	10.68	67.7	1.04
	TOTAL	34	8,486,800	7,251,990	117.03	121.30	117.71	10.68	67.7	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	33	0	0.0	0	0.0	3	9.1	13.5	40.9	9.5	28.8	6	18.2	1	3.0	0	0.0
	TOTAL	33	0	0.0	0	0.0	3	9.1	13.5	40.9	9.5	28.8	6	18.2	1	3.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	34	0	0.0	0	0.0	4	11.8	13	38.2	10	29.4	6	17.7	1	2.9	0	0.0
	TOTAL	34	0	0.0	0	0.0	4	11.8	13	38.2	10	29.4	6	17.7	1	2.9	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 176 VILLAGE OF ROBERTS
COUNTY 55 ST CROIX
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	18	2,487,900	2,330,100	106.77	109.25	105.05	13.77	61.1	1.02
	TOTAL	18	2,487,900	2,330,100	106.77	109.25	105.05	13.77	61.1	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	18	2,487,900	2,330,100	106.77	109.25	105.05	13.77	61.1	1.02
	TOTAL	18	2,487,900	2,330,100	106.77	109.25	105.05	13.77	61.1	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	2	11.1	7	38.9	4	22.2	3	16.7	2	11.1	0	0.0
	TOTAL	18	0	0.0	0	0.0	2	11.1	7	38.9	4	22.2	3	16.7	2	11.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	2	11.1	7	38.9	4	22.2	3	16.7	2	11.1	0	0.0
	TOTAL	18	0	0.0	0	0.0	2	11.1	7	38.9	4	22.2	3	16.7	2	11.1	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 181 VILLAGE OF SOMERSET

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	38,500	36,500	105.48	105.41	105.41	5.13	100.0	1.00
	IMPROVED	15	1,815,300	1,823,550	99.55	99.60	99.54	5.62	100.0	1.00
	TOTAL	17	1,853,800	1,860,050	99.66	100.29	100.00	5.60	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	297,000	291,000	102.06	102.06	102.06	0.00	100.0	1.00
	TOTAL	1	297,000	291,000	102.06	102.06	102.06	0.00	100.0	1.00
TOTAL	VACANT	2	38,500	36,500	105.48	105.41	105.41	5.13	100.0	1.00
	IMPROVED	16	2,112,300	2,114,550	99.89	99.76	100.30	5.39	100.0	1.00
	TOTAL	18	2,150,800	2,151,050	99.99	100.39	100.53	5.38	94.4	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	0	0.0	0	0.0	7.5	50.0	7.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	17	0	0.0	0	0.0	0	0.0	8.5	50.0	8.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	16	0	0.0	0	0.0	0	0.0	8	50.0	8	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	18	0	0.0	0	0.0	1	5.6	8	44.4	9	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 182 VILLAGE OF STAR PRAIRIE

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	260,500	247,000	105.47	104.13	104.13	6.75	100.0	0.99
	TOTAL	2	260,500	247,000	105.47	104.13	104.13	6.75	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	260,500	247,000	105.47	104.13	104.13	6.75	100.0	0.99
	TOTAL	2	260,500	247,000	105.47	104.13	104.13	6.75	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT	184	VILLAGE OF SPRING VALLEY
COUNTY	55	ST CROIX
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

TAXATION DISTRICT	191	VILLAGE OF WILSON
COUNTY	55	ST CROIX
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 192 VILLAGE OF WOODVILLE
COUNTY 55 ST CROIX
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,590,300	991,099	160.46	179.79	175.88	27.70	33.3	1.12
	TOTAL	12	1,590,300	991,099	160.46	179.79	175.88	27.70	33.3	1.12
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,590,300	991,099	160.46	179.79	175.88	27.70	33.3	1.12
	TOTAL	12	1,590,300	991,099	160.46	179.79	175.88	27.70	33.3	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	2	16.7	3	25.0	1	8.3	3	25.0	0	0.0	2	16.7	1	8.3
	TOTAL	12	0	0.0	2	16.7	3	25.0	1	8.3	3	25.0	0	0.0	2	16.7	1	8.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	2	16.7	3	25.0	1	8.3	3	25.0	0	0.0	2	16.7	1	8.3
	TOTAL	12	0	0.0	2	16.7	3	25.0	1	8.3	3	25.0	0	0.0	2	16.7	1	8.3

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TAXATION DISTRICT 231 CITY OF GLENWOOD CITY

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	30,000	10,000	300.00	300.00	300.00	0.00	100.0	1.00
	IMPROVED	3	385,900	285,000	135.40	137.58	135.83	6.95	100.0	1.02
	TOTAL	4	415,900	295,000	140.98	178.19	144.23	33.37	75.0	1.26
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	105,600	92,000	114.78	114.78	114.78	0.00	100.0	1.00
	TOTAL	1	105,600	92,000	114.78	114.78	114.78	0.00	100.0	1.00
TOTAL	VACANT	1	30,000	10,000	300.00	300.00	300.00	0.00	100.0	1.00
	IMPROVED	4	491,500	377,000	130.37	131.88	130.06	9.49	75.0	1.01
	TOTAL	5	521,500	387,000	134.75	165.50	135.83	31.44	60.0	1.23

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0

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TAXATION DISTRICT 236 CITY OF HUDSON
 COUNTY 55 ST CROIX
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	12	974,100	629,000	154.86	147.66	140.21	28.48	33.3	0.95
	IMPROVED	155	29,467,500	27,832,628	105.87	107.72	106.48	12.23	70.3	1.02
	TOTAL	167	30,441,600	28,461,628	106.96	110.59	106.80	14.59	67.7	1.03
2 - COMMERCIAL	VACANT	4	8,570,900	8,325,000	102.95	66.37	50.31	56.80	0.0	0.64
	IMPROVED	5	21,105,200	27,050,000	78.02	92.62	99.02	8.95	80.0	1.19
	TOTAL	9	29,676,100	35,375,000	83.89	80.96	87.60	29.02	33.3	0.97
TOTAL	VACANT	16	9,545,000	8,954,000	106.60	127.34	128.84	36.28	31.3	1.19
	IMPROVED	160	50,572,700	54,882,628	92.15	107.24	105.13	12.40	70.0	1.16
	TOTAL	176	60,117,700	63,836,628	94.17	109.07	106.47	15.38	65.3	1.16

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	12		0	0.0	3	25.0	1	8.3	2	16.7	2	16.7	1	8.3	2	16.7
	IMPROVED	155		2	1.3	0	0.0	19	12.3	56.5	36.5	52.5	33.9	18	11.6	5	3.2
	TOTAL	167		2	1.2	0	0.0	20	12.0	61.5	36.8	51.5	30.8	19	11.4	7	4.2
2 - COMMERCIAL	VACANT	4		0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0
	IMPROVED	5		0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0
	TOTAL	9		2	22.2	1	11.1	1	11.1	.5	5.6	2.5	27.8	1	11.1	0	0.0
TOTAL	VACANT	16		3	18.8	1	6.3	2	12.5	2	12.5	3	18.8	1	6.3	3	18.8
	IMPROVED	160		2	1.3	1	0.6	17	10.6	60	37.5	52	32.5	20	12.5	5	3.1
	TOTAL	176		5	2.8	1	0.6	21	11.9	61	34.7	54	30.7	21	11.9	7	4.0

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TAXATION DISTRICT 261 CITY OF NEW RICHMOND

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	105,200	99,000	106.26	106.86	111.11	4.03	100.0	1.01
	IMPROVED	61	8,372,300	7,513,450	111.43	114.16	109.94	11.72	73.8	1.02
	TOTAL	66	8,477,500	7,612,450	111.36	113.60	110.53	11.10	75.8	1.02
2 - COMMERCIAL	VACANT	1	29,000	12,000	241.67	241.67	241.67	0.00	100.0	1.00
	IMPROVED	5	864,000	817,000	105.75	115.40	102.59	19.94	60.0	1.09
	TOTAL	6	893,000	829,000	107.72	136.44	112.63	35.72	33.3	1.27
TOTAL	VACANT	6	134,200	111,000	120.90	129.33	111.39	22.97	83.3	1.07
	IMPROVED	66	9,236,300	8,330,450	110.87	114.25	109.70	12.37	71.2	1.03
	TOTAL	72	9,370,500	8,441,450	111.01	115.51	110.53	13.21	73.6	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	61	0	0.0	0	0.0	3	4.9	27.5	45.1	17.5	28.7	9	14.8	3	4.9	1	1.6
	TOTAL	66	0	0.0	0	0.0	4	6.1	29	43.9	21	31.8	8	12.1	3	4.6	1	1.5
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	1	20.0	0	0.0	1	20.0
	TOTAL	6	0	0.0	0	0.0	2	33.3	1	16.7	1	16.7	0	0.0	0	0.0	2	33.3
TOTAL	VACANT	6	0	0.0	0	0.0	0	0.0	3	50.0	2	33.3	0	0.0	0	0.0	1	16.7
	IMPROVED	66	0	0.0	0	0.0	4	6.1	29	43.9	18	27.3	10	15.2	3	4.6	2	3.0
	TOTAL	72	0	0.0	0	0.0	5	6.9	31	43.1	22	30.6	8	11.1	3	4.2	3	4.2

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 276 CITY OF RIVER FALLS

COUNTY 55 ST CROIX

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	35,000	29,000	120.69	120.69	120.69	0.00	100.0	1.00
	IMPROVED	40	6,888,200	5,687,050	121.12	126.90	120.56	15.60	60.0	1.05
	TOTAL	41	6,923,200	5,716,050	121.12	126.75	120.69	15.20	61.0	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	1,197,700	1,290,000	92.84	103.67	86.89	27.16	66.7	1.12
	TOTAL	3	1,197,700	1,290,000	92.84	103.67	86.89	27.16	66.7	1.12
TOTAL	VACANT	1	35,000	29,000	120.69	120.69	120.69	0.00	100.0	1.00
	IMPROVED	43	8,085,900	6,977,050	115.89	125.28	119.58	16.64	55.8	1.08
	TOTAL	44	8,120,900	7,006,050	115.91	125.18	120.14	16.21	56.8	1.08

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	40	0	0.0	0	0.0	5	12.5	15	37.5	9	22.5	5	12.5	4	10.0	2	5.0
	TOTAL	41	0	0.0	0	0.0	5	12.2	15.5	37.8	9.5	23.2	5	12.2	4	9.8	2	4.9
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	43	0	0.0	1	2.3	6	14.0	14.5	33.7	9.5	22.1	5	11.6	5	11.6	2	4.7
	TOTAL	44	0	0.0	1	2.3	6	13.6	15	34.1	10	22.7	5	11.4	5	11.4	2	4.6